



# DEPARTMENT OF PLANNING AND BUILDING

## Monthly Activity Report

November 2009

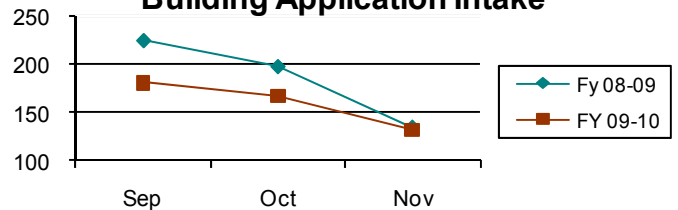
### Monthly statistics at a glance

#### Building Permit Activity

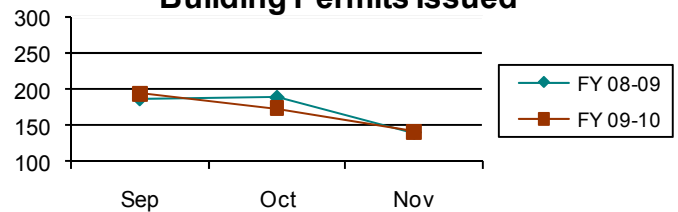
We started the 09/10 fiscal year with a small increase in the number of new applications. Permit numbers are still lower overall than in FY 07/08. This is a clear reflection of the overall housing and development market.

Although the month of August showed a steep decrease in the number of permits submitted and issued, both September and October have been flat. This may be an indication that downward trend has flattened out.

##### Building Application Intake



##### Building Permits Issued

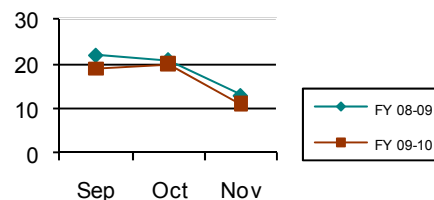


#### Land Use Permit Activity

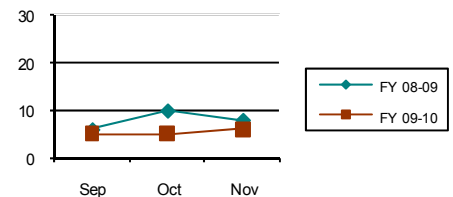
New applications for land use and land division permits are also leveling out. Land use and land division applications have seen less of a decrease than what we have seen in construction activity. Although new subdivision applications did decrease significantly in August, they have since leveled out.

Land use and land division applications are typically required prior to construction. We still believe that many applicants are getting necessary approvals to be ready to construct when the market begins to turn around.

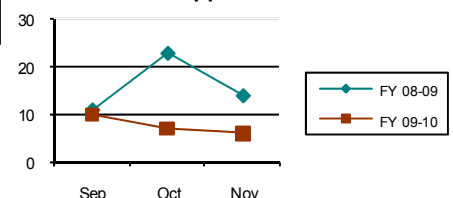
##### Environmental Documents Issued



##### Subdivision Application Intake



##### Land-use Application Intake



November 2009

## Building Permit Activity

BUILDING PERMITS ISSUED	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Single-Family	16	12	98 (DU*)	139 (DU)	(29%)
Multi-Family	0	0	1	4 (11 DU)	(75%)
Commercial/Public	12	5	32 (1 DUMU)	36 (0 DUMU)	(11%)
Residential Adds/Alts	51	20	198	182	9%
Commercial Adds/Alts	4	10	25	61	(59%)
Grading	2	3	24	31	(23%)
Demolitions	6	5	42 (-22 DU)	53 (-38 DU)	(21%)
Miscellaneous	51	85	449	499	(10%)
<b>TOTAL PERMITS ISSUED</b>	<b>142</b>	<b>140</b>	<b>869</b>	<b>1,005</b>	<b>(14%)</b>
ISSUED PERMIT VALUATION	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	%Increase (Decrease)
Single-Family	5,162,708	3,681,320	26,359,783	25,210,311	5%
Multi-Family	0	0	6,063	1,624,275	(100%)
Commercial/Public	672,516	182,922	2,742,371	6,473,224	(58%)
Residential Adds/Alts	1,163,215	257,514	8,070,860	4,113,645	96%
Commercial Adds/Alts	31,063	2,453,139	1,695,355	4,279,280	(60%)
Demolitions	15,013	9,927	149,293	704,274	(79%)
Miscellaneous	3,262,542	1,174,301	32,866,824	13,490,538	144%
<b>TOTAL VALUATION</b>	<b>10,307,057</b>	<b>7,759,123</b>	<b>71,890,549</b>	<b>55,895,547</b>	<b>29%</b>
BUILDING APPLICATION INTAKE	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	13	8	73 (73 DU)	76 (76 DU)	(4%)
Multi-Family	0	1	1 (0 DU)	3 (0 DU)	(67%)
Commercial/Public	2	5	28	37 (0 DUMU)	(24%)
Residential Adds/Alts	51	30	174	199	(13%)
Commercial Adds/Alts	5	10	33	60	(45%)
Demolitions	6	2	33 (-14 DU)	49 (-34 DU)	(33%)
Grading	6	4	25	39	(36%)
Miscellaneous	49	75	449	527	(15%)
<b>TOTAL APPLICATION INTAKE</b>	<b>132</b>	<b>135</b>	<b>816</b>	<b>990</b>	<b>(18)%</b>
BUILDING PERMITS FINAL	This Month	Same Month Last Year	F/Y 08/09 to Date	F/Y 07/08 to Date	% Increase (Decrease)
Single-Family	57	51	184 (DU)	269 (0 DU)	(32%)
Multi-Family	0	1	8 (54DU)	4 (0 DU)	100%
Commercial/Public	1	8	41 (0 DUMU)	46 (1 DUMU)	11%
Residential Adds/Alts	58	35	234	270	(13%)
Commercial Adds/Alts	10	10	40	65	(38%)
Demolitions	1	7	36 (20 DU)	50 (31 DU)	(28%)
Grading	8	11	49	68	(28%)
Miscellaneous	60	67	425	512	(17%)
<b>TOTAL PERMITS FINAL</b>	<b>195</b>	<b>190</b>	<b>1,017</b>	<b>1,284</b>	<b>(21%)</b>

November 2009

## Public Contact

Client Contacts:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Appointments	36	55	246	237	4%
Walk-In Clients	869	828	5,697	5,748	(1%)
Letters, Emails, Etc	331	297	1,720	1,841	(7%)
Pre-Application Meetings	2	6	20	33	(39%)
Public Information Phone Calls Returned	629	535	3,029	3,251	(7%)

## Website Public Information Services

Average Website Hits Per Day:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
GIS Inter-Active Website	96	82	491	578	(15%)

## Building Workload

Building Activity:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Number of Inspection Stops	989	1,108	5,439	7,512	(28%)
Number of Plan Checks Completed	330	378	2,089	2,338	(11%)
Automated Inspection Scheduling	718	858	3,763	5,362	(30%)
Average Processing Time	4 weeks	5 weeks	4 weeks	5 weeks	0%
Fast Track to First Review	8 days	10 days	10 days	13 days	9%

November 2009

## Environmental Documents Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
<b>Private Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	3	8	28	48	(24%)
Exemptions (Categorical and General Rule)	8	4	37	40	(8%)
<b>County Projects:</b>					
Negative Declarations/Mitigated Negative Declarations	0	1	1	4	(75%)
Exemptions (Categorical and General Rule)	0	0	0	0	0%
EIR's in process	31	32	31	31	0%

## Appeals Received

	This Month	Same Month Last Year	F/& 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Negative Declaration	0	0	0	8	(100%)
Planning Commission Decisions	1	1	19	5	280%
Subdivision Review Board Decisions	1	0	2	0	200%
Hearing Officer Decisions (PDH)	1	0	2	5	(60%)

## Code Enforcement Case Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Cases Initiated	NA	37	NA	259	NA
Cases Closed	NA	22	NA	171	NA
Average Time to Resolve	NA	138	NA	139	NA
% of Proactive Cases	NA	44%	NA	50%	NA
Vehicles Towed	NA	1	NA	15	NA
Vehicle Inspections	NA	11	NA	51	NA
Notice of Violation	7	4	52	40	30%

November 2009

## Planning Application Submittals

New Applications Submitted:	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
Ag Preserves	1	0	22	0	100%
General Plan/Ordinance Amendments	0	0	0	2	(100%)
LAFCo Referrals	0	0	0	1	(100%)
Conditional Use Permits/Development Plans	1	0	7	13	(46%)
Minor Use Permits	5	13	23	54	(57%)
Variances	0	0	1	1	0%
Site Plans	0	0	4	3	33%
Curb, Gutter & Sidewalk Waivers	0	1	1	2	(50%)
Grading Permits (for Environmental Review)	1	3	12	14	(14%)
Tract Maps	0	0	0	0	0%
Tract Maps/Conditional Use Permits/Development Plans	0	1	0	4	(100%)
Parcel Maps	0	1	2	7	(71%)
Parcel Maps/Conditional Use Permits/Development Plans	0	1	1	1	0%
Receiving Site/Map	0	0	0	1	(100%)
Lot Line Adjustment	1	2	4	6	(33%)
Road Exception Request	0	0	0	1	(100%)
Public Lots	1	0	1	1	0%
Certificates of Compliance/Conditional Certs	0	0	1	5	(80%)
Voluntary Mergers	4	3	11	18	(39%)
Road Naming	0	1	2	5	(60%)
Road Abandonment	0	0	0	0	0%
<b>TOTAL NEW APPLICATIONS</b>	14	26	93	113	(18%)

November 2009

## Planning Public Hearings Appearance Summary

	This Month	Same Month Last Year	F/Y 09/10 to Date	F/Y 08/09 to Date	% Increase (Decrease)
<b>Board of Supervisors — Total</b>	<b>11</b>	<b>39</b>	<b>59</b>	<b>95</b>	<b>(38%)</b>
General Plan/Ordinance Amendments	0	5	4	20	(80%)
Agricultural Preserves	4	10	11	16	(31%)
Appeals	0	9	13	20	(35%)
Other Items	5	3	13	14	(7%)
Consent Items	2	12	18	25	(28%)
<b>Planning Commission — Total</b>	<b>8</b>	<b>13</b>	<b>52</b>	<b>71</b>	<b>(27%)</b>
Conditional Use Permit/Dev Plans	0	3	4	19	(79%)
Minor Use Permits	1	0	1	0	100%
Variances	1	2	2	3	(33%)
Tract Maps	1	2	3	12	(75%)
General Plan/Ordinance Amendments	4	1	18	5	260%
Appeal	0	1	0	3	(100%)
Consent Items (time ext, GP conformity re- ports, AG Preserves)	1	4	24	29	(17%)
<b>Subdivision Review Board — Total</b>	<b>2</b>	<b>4</b>	<b>18</b>	<b>27</b>	<b>(33%)</b>
Parcel Maps	2	1	11	7	57%
Lot Line Adjustments—Coastal	0	1	3	5	(40%)
Conditional Certificates	0	0	1	1	0%
Consent Items (time ext, public lots)	0	2	3	14	(79%)
<b>Planning Department Hearings — Total</b>	<b>11</b>	<b>12</b>	<b>66</b>	<b>56</b>	<b>18%</b>
Minor Use Permits:					
Residential Single Family	0	0	8	5	60%
Residential Additions	3	0	12	13	(8%)
Residential Multi Family	0	0	1	0	100%
Commercial/Industrial/Office	0	1	1	1	0%
Miscellaneous	7	9	34	24	42%
Road Names	0	1	3	1	200%
Lot Line Adjustments—Inland	1	1	7	12	(42%)
Appeal of Admin Fine	0	0	0	0	0%
<b>Airport Land Use Commission — Total</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>10</b>	<b>(60%)</b>
Projects Reviews	3	3	8	10	(60%)
<b>TOTAL ALL PROJECTS</b>	<b>35</b>	<b>71</b>	<b>203</b>	<b>259</b>	<b>(22%)</b>